

Community Development Department
Planning Division
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P. O. Box 88005
Moreno Valley, CA 92552-0805
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FAX: (951) 413-3210

May 4, 2009

State of California
Housing & Community Development
Attention: Steve Alexander
1800 3rd Street, Suite 430
Sacramento, CA 95814

Re: 2008 Annual Report of the Planning Commission

Dear Mr. Alexander:

Please find enclosed a copy of the City of Moreno Valley's 2008 Annual Report of the Planning Commission approved on April 9, 2009. This Annual Report is submitted as required by the California Planning Law, Government Code 65400.

Sincerely,

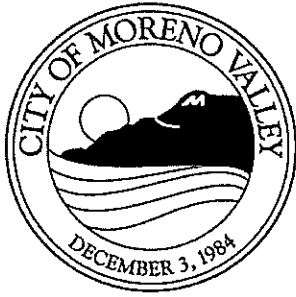
John C. Terrell
Planning Official

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Enclosure

HOUSING POLICY
DEVELOPMENT, HCD

MAY 07 2009



*City of
Moreno Valley*

Planning Commission
ANNUAL REPORT
To the City Council

January - December 2008

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ACKNOWLEDGEMENTS

ACKNOWLEDGEMENTS

CITY COUNCIL (Elected)

	DISTRICT	TERM EXPIRES
Richard A. Stewart, Mayor	2	November 2010
Bonnie Flickinger, Mayor Pro Tem	4	November 2010
William H. Batey II	5	November 2012
Robin Hastings	3	November 2012
Jesse L. Molina	1	November 2012

PLANNING COMMISSION (Appointed)

	TERM EXPIRES
Richard Dozier, Chairperson	March 31, 2009
Douglas Merkt, Vice Chairperson	March 31, 2009
Rick De Jong	March 31, 2011
Michael S. Geller	March 31, 2009
Maria Marzoeke	March 31, 2011
George Riechers	March 31, 2011
Bruce R. Springer	March 31, 2009

CITY MANAGER

Robert G. Gutierrez

DEPUTY CITY MANAGER

Rick Hartmann

COMMUNITY DEVELOPMENT DEPARTMENT

Kyle Kollar, Director

Planning Division

John Terrell, AICP Planning Official
Darisa Vargas, Senior Administrative Assistant
Grace Espino-Salcedo, Administrative Assistant
Chris Ormsby, AICP Senior Planner
Mark D. Gross, AICP Senior Planner
Claudia Manrique, Associate Planner
Gabriel Diaz, Associate Planner
Jeffrey Bradshaw, Associate Planner
Kathy Dale, Associate Planner
Julia Descoteaux, Associate Planner
James Keller, Assistant Planner
Nina Shabazz, Assistant Planner
Leticia Esquivel, Senior Permit Technician
Yahnel Bishop, Permit Technician
Summer Looy, Permit Technician

MAJOR ACCOMPLISHMENTS

MAJOR ACCOMPLISHMENTS

The Moreno Valley Planning Commission is committed to implementing the adopted General Plan, Development Code and Design Guidelines. The Development Code and Design Guidelines, combined with the adopted Landscape Development and Specifications, are the major tools to implement the General Plan.

The purpose of this Annual Report is to highlight significant accomplishments, summarize ongoing projects, and describe special studies that the Moreno Valley Planning Commission have been working on during the 2008 calendar year. A major function of this report is to acknowledge and evaluate the ongoing implementation of the General Plan. This report is prepared in accordance with Section 65040.5 of the California Government Code.

Major Accomplishments in 2008 were:

Major development projects reviewed by the Planning Commission in 2008 were as follows:

- PA07-0143 (Conditional Use Permit) Conditional Use Permit to allow the installation of an unmanned wireless telecommunications facility, including the addition of a cellular antenna to be attached at 79' to an existing ball field light standard of 90' 10" , and construction of an equipment building adjacent to an existing park facility building. Located at the southwest corner of Elsworth Street and Eucalyptus Avenue.
- PA05-0105 (Master Plot Plan), PA05-0106 (Change of Zone), PA05-0107 (General Plan Amendment) and PA05-0108 (Tentative Parcel Map No. 33152) Tentative Parcel Map 33152 for the division of approximately 25 acres into six parcels for industrial and warehouse uses. Master Plot Plan to establish a business park development of 16 buildings with office, industrial, and warehouse space on approximately 19 acres consisting of Parcels 1 through 4 of Tentative Parcel Map 33152. General Plan Amendment to change both the Land Use and Circulation elements. Land Use Element amendment to eliminate existing Commercial land use designation for approximately 6 acres closest to Alessandro Boulevard, placing the entire site with the Business Park/Industrial land use designation. Located generally south of Alessandro Boulevard and east of Old 215 Frontage Road.
- PA07-0119 (Change of Zone) and PA07-0120 (General Plan Amendment) Change of Zone and General Plan Amendment to change the land use of a 6.62 acre parcel from Neighborhood Commercial (NC) to Residential 20 (R20). Located at the southeast corner of Perris Boulevard and John F. Kennedy Drive.
- PA07-0117 (Plot Plan) Plot Plan for construction of a 13,940 square foot grocery store (Fresh & Easy) on an existing vacant 1.58 acre parcel located in the Neighborhood Commercial (NC) Zoning District. Located at the northwest corner of Iris Avenue and Oliver Street.
- PA06-0053 (Municipal Code Amendment) Revision of Title 9, Chapter 9.03, Section 9.03.040 "Residential Site Development Standards" and Chapter 9.16, Article IV "Application for Hillside Development" of the Municipal Code relating to minor modifications to rural and hillside residential site development standards and additional design guidelines for hillside residential development Citywide.

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- PA07-0116 (Plot Plan) and P07-201 (Variance) A 22,750 square foot three-story commercial office building on approximately 1.10 acres within the Village Specific Plan (SP 204 CC). Variance request for the reduction of side and rear yard setbacks and parking requirements. Located on the north side of Olivewood Plaza Drive.
 - PA06-0123 (Plot Plan) Construction of a 15,480 square foot retail center. Located at the southwest corner of Perris Boulevard and Santiago Drive.
 - PA07-0095 (Change of Zone) and PA07-0096 (General Plan Amendment) General Plan Amendment and Zoning designation of Residential 5 (R5) to Public (P) at March Middle School, from Residential 5 (R5) to Residential 15 (R15) and from Residential 20 (R20) to Residential 15 (R15) on the lots east of the two schools, and to the west of the Home Depot commercial center. Located in the area east of Indian Street, south of Santiago Drive, north of Iris Avenue and east of Perris Boulevard.
 - PA06-0001 (Tentative Tract Map No. 34603) Tentative Tract Map No. 34603 to subdivide 41.8-net acres in the Residential 1 (R1) and Hillside Residential (HR) zones into 26 single-family residential lots. The map design places the majority of the HR zone in Lot C to restrict future development of this area. The tract map includes two detention basins, a debris basin and three water quality basins. Lot sizes range from 0.92 acres to 2.43 acres. Potable water will be provided by the Eastern Municipal Water District and waste water will be treated by individual septic tanks and leach systems or seepage pits on each lot. Located north of Locust Street.
 - PA07-0135 (Change of Zone), PA07-0136 (Plot Plan), PA07-0137 (General Plan Amendment) and PA07-0138 (Master Plot Plan) Master Plot Plan for development of a 176,112 square foot commercial center and including a 137,933 square foot home improvement store with 31,179 square foot garden center, and two outlying pads for future retail buildings of 2,500 square feet and 4,500 square feet on a 13.9-acre site, including the creation of three (3) parcels. Located at the northeast corner of Alessandro Boulevard and Moreno Beach Drive.
 - PA07-0061 (Conditional Use Permit) Construction of a new 12,000 square foot multi-purpose/sanctuary building in the Community Commercial (CC) zone. Located at Oasis Community Church, 23750 Alessandro Boulevard.
 - PA06-0123 (Plot Plan - Revised Elevations) Revised Elevations for an approved Plot Plan for the construction of a 15,480 square foot retail center. Located at the southwest corner of Perris Boulevard and Santiago Drive.
 - PA06-0055 (Tentative Tract Map No. 34544) and PA06-0056 (Plot Plan) Tentative Tract Map 34544 and Plot Plan to build 84 condominium units on 8.85 net acres of land. Zone: Residential 10 (R10). Located on the north side of Cottonwood Avenue, east of Perris Boulevard and west of Kitching Street.
 - PA06-0172 (Conditional Use Permit) Plot Plan for the Moreno Valley YMCA Complex (approximately 33,975 square feet of building space) on 4.3 acres. The three-phase development includes child care facilities,

gym, pool, meeting rooms and fitness center. The parcel is zoned Open Space (OS). Located at 13330 & 13350 Morrison Street, south of Dracaea Avenue.

- PA05-0160 (Tentative Parcel Map No. 33311) Subdivision of a 3.48 gross acre (2.75 net acres) portion of land into three (3) individual single-family residential lots within the Residential Agricultural-2 (RA2) land use district. Located at 27601 Locust Avenue, on the southeast corner of Oliver Street and Locust Avenue.
- PA08-0053 (General Plan Amendment - Housing Element) Comprehensive update to the City's General Plan 2008-2014 Housing Element. Citywide.
- PA05-0132 (Tentative Parcel Map No. 33686) Tentative Parcel Map 33686 to subdivide 1.15-acres into 2 lots in the Residential Agricultural-2 (RA2) residential zone. Located north of Ironwood Avenue between Mathews Road and Franklin Street (APN: 474-161-035).
- PA08-0046 (Change of Zone) Change of Zone from Business Park Mixed-Use (BPX) to Industrial (I). Located at the northwest corner of Cactus Avenue and Commerce Center Drive.
- PA07-0079 Plot Plan (Option 1 – 2 Buildings), PA07-0093 Plot Plan (Option 1 – 2 Buildings), PA07-0080 (Tentative Parcel Map No. 35672), PA08-0018 Plot Plan (Option 2 – 1 Building), P07-121 (Specific Plan Amendment) Industrial Complex with two buildings (796,171 square feet and 679,554 square feet) on 72.4 net acres. Tentative Parcel Map to create two parcels; Specific Plan Amendment to increase the landscape setbacks and reduce building setbacks in the residential buffer zone (area north of the Indian Street channel) in the Moreno Valley Industrial Specific Plan (SP 208). Also proposed: an alternative plan with one 1,560,046 square foot building is also proposed. Located at the southwest corner of Iris Avenue and Indian Street.
- PA08-0007 (Plot Plan) Construction of a 2,203 square foot drive thru car wash facility with vacuums located behind the existing structure approximately 50 feet from the south property line in the Specific Plan 204 Community Commercial Zone (SP 204 CC). Located at 23031 Sunnymead Boulevard (APN: 292-250-015).
- PA08-0013 (Plot Plan) Plot Plan for a 151-unit affordable multiple-family apartment complex with a community recreation center on 6.62 acres. Located at the southeast corner of Perris Boulevard and John F. Kennedy Drive.
- PA07-0139 (Plot Plan) and PA07-0140 (Conditional Use Permit) A two-building commercial complex on approximately 1.10 acres within the Community Commercial (CC) zoning district; a Conditional Use Permit required for Building 2, which has a drive-thru lane. Located on the east side of Perris Boulevard and north of Brodiaea Avenue.
- PA06-0179 (Conditional Use Permit), PA06-0180 (Plot Plan) and P08-017 (Variance) Establishment of a concrete batch plant and self-storage warehouse on approximately 6 acres. The batch plant is a replacement for the existing Robertson's batch plant on Day Street with both wet and dry plants; self-storage facility with approximately 690-units in seven, one and two-story buildings (approximately 99,000

square feet total building area) with an office and caretaker's residence. The site includes land that is currently part of Old I-215 Frontage Road, and that is to be vacated under approved Parcel Map No. 33152; Variance to allow a reduction in the front yard setback for the batch plant site from 20 feet to 13 feet due to site constraints presented by an existing high pressure gas pipeline. Located east of the Old 215 Frontage Road, approximately 1,100 feet south of Alessandro Boulevard.

- PA08-0068 (Conditional Use Permit) Conditional Use Permit to allow the installation, operation and maintenance of an unmanned wireless telecommunications facility. The facility consists of a new equipment enclosure large enough to contain all ground related equipment for two separate carriers approximately 12' x 36' and new cellular antenna for mounting on a new baseball field light standard. The new light standard is to replace an existing light standard of the same height engineered to carry the additional load. Located at the southwest corner of John F. Kennedy Drive and Indian Street.
- PA08-0069 (Conditional Use Permit) Conditional Use Permit to allow the installation, operation and maintenance of an unmanned wireless telecommunications facility. The facility consists of a new equipment enclosure large enough to contain all ground related equipment for two separate carriers approximately 12' x 36' and new cellular antenna for mounting on a new baseball field light standard. The new light standard is to replace an existing light standard of the same height engineered to carry the additional load. Located at the southwest corner of John F. Kennedy Drive and Indian Street.
- PA07-0124 (Conditional Use Permit) Project includes a 67-foot high monopine and telecommunications facility at the existing Southern California Edison substation. Located at 28102 Ironwood Avenue.
- PA08-0014 (Tentative Tract Map No. 35740) and PA08-0015 (Plot Plan) Tentative Tract Map and Plot Plan to convert the existing 92-unit apartment complex to condominiums. Located at 23215 Ironwood Avenue (APN: 292-260-005).
- PA08-0017 (Plot Plan) and PA08-0016 (Tentative Tract Map No. 35739) Plot Plan and Tentative Tract Map to convert the existing 136-unit apartment complex to condominiums. Located at 25445 Sunnymead Boulevard (APN: 479-050-002).
- PA08-0063 (Tentative Parcel Map No. 36075) Tentative Parcel Map No. 36075 for two parcels (both parcels are 3.3 acres in size). The map is related to a previously approved 151-unit affordable multiple-family apartment complex. Located on the east side of Perris Boulevard and south side of John F. Kennedy Drive.
- PA08-0013 (Plot Plan) Review of colors and building materials on an approved Plot Plan for a 151-unit affordable multiple-family apartment complex with a community recreation center on 6.62 acres. Located at the southeast corner of Perris Boulevard and John F. Kennedy Drive.
- PA07-0060 (Tentative Parcel Map No. 35956) Tentative Parcel Map to divide a 0.67 acre lot into 2 parcels (0.34 and 0.33 acres in size). Parcel 1 has an existing single-family residence. The project is within the Residential 5 (R5) Zoning District. Located at 11965 Fouch Lane.

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- PA08-0071 (General Plan Amendment) and P08-089 (Specific Plan Amendment) Specific Plan Amendment and General Plan Amendment to change the land use of four parcels from Community Commercial (CC) to Village Office Residential (VOR) within the Village Specific Plan (SP 204). All four parcels have existing single-family residences. Located at 12411, 12425, 12437 and 12449 Loraine Terrace, west of Heacock Street.
 - PA07-0165 (Tentative Parcel Map No. 35859), PA07-0166 (Plot Plan – Industrial Warehouse Building – 702,868 square feet) and PA07-0167 (Plot Plan – Industrial Warehouse Building – 181,031 square feet) Establishment of two industrial warehouse buildings on approximately 40 acres. Plot Plans for two buildings, the larger of two to extend between San Michele Road and Nandina Avenue, east of Knox Street, and the smaller of the two to be situated at the northwest corner of the intersection of Perris Boulevard and Nandina Avenue. Project includes street improvements on Nandina, Perris and San Michele. Tentative Parcel Map No. 35859 to consolidate 10 existing parcels into two to create an approximately 29-acre parcel for the larger building and an approximately 8-acre parcel for the smaller building.
 - PA08-0086 (Conditional Use Permit) A 1,728 square foot “Sonic” drive-in restaurant with a drive-thru. Sonic provides a drive-in restaurant with car hop service to vehicle, an outdoor seating area and drive-thru service. The project is located in the Neighborhood Commercial (NC) Zoning District. Located at the northeast corner of Alessandro Boulevard and Indian Street.
 - PA07-0151 (Tentative Parcel Map No. 35879), PA07-0152 (Master Plot Plan), PA07-0153 (Plot Plan), PA07-0154 (Plot Plan), PA07-0155 (Plot Plan), PA07-0156 (Plot Plan), PA08-0057 (General Plan Amendment) and P08-060 (Specific Plan Amendment) Industrial complex with four buildings (1,484,407 total square feet) on 66.9 net acres; Tentative Parcel Map No. 35879 to create four parcels; General Plan and Specific Plan Amendments are required for the realignment of Krameria Street and will amend the Circulation Element of the General Plan in the Moreno Valley Industrial Specific Plan (SP 208). Located at the southeast corner of Iris Avenue and Heacock Street.
 - PA08-0023 (General Plan Amendment), PA08-0024 (Change of Zone), PA08-0025 (General Plan Amendment), PA08-0026 (Change of Zone), PA08-0027 (General Plan Amendment), PA08-0028 (Change of Zone), PA08-0029 (General Plan Amendment) and PA08-0030 (Change of Zone) General Plan Amendments to a Commercial (C) land use district and Change of Zone to Neighborhood Commercial (NC) for four properties in the City of Moreno Valley. Four locations: Property 1 – southeast corner of Valley Springs Parkway and Eucalyptus Avenue (APN: 263-111-029); Property 2 – northwest corner of Gina and Dracaea Avenues (APN: 263-131-009); Property 3 – northwest corner of Edgemont Street and Cottonwood Avenue (APN: 263-160-037); and Property 4 – southwest corner of Lasselle Street and Alessandro Boulevard (APN: 484-030-016).
 - PA06-0092 (Plot Plan) Plot Plan to build a 130-unit senior apartment complex on 4.34 net acre site. Zoned Office (O). Located at the southeast corner of Heacock Street and Gregory Lane.
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- PA06-0147 (Plot Plan – Commercial), PA06-0150 (Plot Plan – Residential) and PA08-0032 (Tentative Tract Map No. 35663 – Condominium) Mixed-Use development on approximately 2.2 acres with frontage on both Sunnymead Boulevard and Webster Avenue. The commercial development consists of two buildings with combined leasable area of approximately 16,350 square feet on the 1.3-acre portion of the site fronting Sunnymead Boulevard (in the mixed-use land use designation and Village Commercial Residential Zone). The 0.9-acre parcel fronting Webster is for development with four buildings providing 12 townhouse-style single-family residential units (in the Residential/Office land use designation and Village Office Residential Zone). Tentative Tract Map No. 35663 is a condominium map that would accommodate individual sale of residential units. Project design provides for both vehicular and pedestrian connections between Webster Avenue and Sunnymead Boulevard, consistent with the Village Specific Plan. Located on the south side of Sunnymead Boulevard and Back Way, extending to Webster Avenue.
 - PA08-0087 (Conditional Use Permit) Conditional Use Permit to allow the installation of an unmanned wireless telecommunications facility including the addition of a 75' tall cellular antenna stealth monopole, including all ground-related equipment enclosed within a 16' x 31' lease area. Located at 13931 Elsworth Street.

Other Development Projects reviewed by the Planning Commission in 2008 as follow:

- P08-003 (Amended Plot Plan) Amended Master Plot Plan to allow site modifications of Pad 12, Parcel 16 of Master Plot Plan Stoneridge Towne Center (PA05-0208) to allow for the addition of a drive through lane, minor parking lot adjustments and lot line adjustment for a proposed bank (Washington Mutual). Located east of Nason Street, south of State Route 60.
- P08-008 (Amended Conditional Use Permit) Amended Conditional Use Permit to extend business hours from 12 a.m. to 2 a.m. for El Centenario Restaurant. Located at 24175 Hemlock Avenue.
- P08-044 (Amended Plot Plan – Revised Conditions) Reconsideration of approved conditions for a 129-unit residential development; request involves condition of approval LD60 as related to the requirement to construct a median on Nason Street. Located at Nason Street, between Eucalyptus and Fir Avenues.
- P08-0149 (Administrative Plot Plan) Request for modification of Conditions of Approval from the Transportation Division regarding removal of median on Perris Boulevard and other issues. The commercial complex (PA07-0140) was previously approved by the Planning Commission.

General Plan Implementation

General Plan Implementation

The General Plan and the Development Code gives the City of Moreno Valley the tools necessary to guide the development of the City into the next century.

The Planning Commission held public hearings on amendments to the General Plan and the Development Code. The amendments were approved by the Planning Commission and forwarded to the City Council for their approval.

The following General Plan Amendments were recommended for approval by the Planning Commission in 2008:

- PA05-0105 (Master Plot Plan), PA05-0106 (Change of Zone), PA05-0107 (General Plan Amendment) and PA05-0108 (Tentative Parcel Map No. 33152) Tentative Parcel Map 33152 for the division of approximately 25 acres into six parcels for industrial and warehouse uses. Master Plot Plan to establish a business park development of 16 buildings with office, industrial, and warehouse space on approximately 19 acres consisting of Parcels 1 through 4 of Tentative Parcel Map 33152. General Plan Amendment to change both the Land Use and Circulation elements. Land Use Element amendment to eliminate existing Commercial land use designation for approximately 6 acres closest to Alessandro Boulevard, placing the entire site with the Business Park/Industrial land use designation. Located generally south of Alessandro Boulevard and east of Old 215 Frontage Road.
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- PA06-0053 (Municipal Code Amendment) Revision of Title 9, Chapter 9.03, Section 9.03.040 "Residential Site Development Standards" and Chapter 9.16, Article IV "Application for Hillside Development" of the Municipal Code relating to minor modifications to rural and hillside residential site development standards and additional design guidelines for hillside residential development Citywide.
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- PA07-0135 (Change of Zone), PA07-0136 (Plot Plan), PA07-0137 (General Plan Amendment) and PA07-0138 (Master Plot Plan) Master Plot Plan for development of a 176,112 square foot commercial center and including a 137,933 square foot home improvement store with 31,179 square foot garden center, and two outlying pads for future retail buildings of 2,500 square feet and 4,500 square feet on a 13.9-acre site, including the creation of three (3) parcels. Located at the northeast corner of Alessandro Boulevard and

Moreno Beach Drive.

- PA08-0053 (General Plan Amendment - Housing Element) Comprehensive update to the City's General Plan 2008-2014 Housing Element. Citywide.
- PA07-0079 Plot Plan (Option 1 – 2 Buildings), PA07-0093 Plot Plan (Option 1 – 2 Buildings), PA07-0080 (Tentative Parcel Map No. 35672), PA08-0018 Plot Plan (Option 2 – 1 Building), P07-121 (Specific Plan Amendment) Industrial Complex with two buildings (796,171 square feet and 679,554 square feet) on 72.4 net acres. Tentative Parcel Map to create two parcels; Specific Plan Amendment to increase the landscape setbacks and reduce building setbacks in the residential buffer zone (area north of the Indian Street channel) in the Moreno Valley Industrial Specific Plan (SP 208). Also proposed: an alternative plan with one 1,560,046 square foot building is also proposed. Located at the southwest corner of Iris Avenue and Indian Street.
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PROJECT ACTIVITY

PROJECT ACTIVITY

SUMMARY OF PLANNING COMMISSION PROJECT ACTIVITY FOR THE PERIOD JANUARY 2008 THROUGH DECEMBER 2008

PROJECT TYPE	TOTAL PROJECTS REVIEWED
Amended Design Manual	0
Amended Plot Plan	2
Change of Zone	10
Conditional Use Permit	10
Conditional Use Permit Amendment	1
Development Agreement	0
Development Agreement Amendment	0
Municipal Code Amendment	1
General Plan Amendment	12
Modification to Conditions of Approval	1
Parcel Map	0
Plot Plan	25
Plot Plan Amendment	0
Reversion to Acreage	0
Specific Plan Amendment	3
Specific Plan Adoption	0
Tentative Parcel Map	8
Tentative Parcel Map Amendment	0
Tentative Tract Map	5
Tentative Tract Map Amendment	0
Tentative Tract Map Variance	0
Variance	2
Master Plot Plan and Related	3
10 Year Capital Plan Amendment	1
TOTAL PROJECTS	84

* This does not include Administrative Approvals that include such projects as: new construction not within 300' of residential, home occupation permits and signs. There were 870 Administrative Approvals and 192 plan check reviews in 2008.